North Shores Board of Governors, Inc.

Meeting of the Board of Directors – Minutes

April 7, 2026 via Zoom, 4:00 p.m. Eastern

ATTENDEES

Board members present: Helen Hoart (President), Felice Friedman (Vice President), David Antonelli (Treasurer), Michael Timmeny (Secretary), and Steven Hollman. Also present: Chris Redefer (Incoming Community Executive) and Jeff Sellman (Retiring Community Executive). Approximately 10 residents attended via Zoom.

1. CALL TO ORDER & APPROVAL OF AGENDA

President Hoart called the meeting to order at 4:00 p.m. The agenda was approved by general consent.

2. OLD BUSINESS

a. Minutes – January 8, 2026

Steven Hollman moved to amend the minutes to reflect his request that his proposed driveway guidelines be distributed to the community before the next meeting. After discussion, a vote was taken:

Motion failed: 1 in favor (Hollman), 4 opposed (Hoart, Friedman, Antonelli, Timmeny).

The minutes were then approved as presented (4 in favor *(Hoart, Friedman, Antonelli, Timmeny), 1 opposed (Hollman))*

b. Minutes – February 8, 2026

Steven Hollman moved to amend the minutes to include language on how the new “line of sight” rule would apply to cars parked two abreast in the right of way. Other board members noted they had previously declined to add that language because the rule was considered self-explanatory. *Motion failed: 1 in favor (Hollman), 4 opposed (Hoart, Friedman, Antonelli, Timmeny).*

The minutes were then approved as presented (4 in favor *(Hoart, Friedman, Antonelli, Timmeny), 1 opposed (Hollman))*

c. Ratification of Electronic Mail Votes (since February 8, 2026)

The following actions, each adopted unanimously by electronic mail, were ratified:

- CM Beach proposal – replace damaged storm drainage pipe, Cedar Road
- Construction Permit Application – 65 Anchor Road
- CM Beach proposal – replace damaged storm drainage pipe, Farview Road
- DE Shore Fence proposal – new sand fencing on beach dune

- Construction Permit Application (Demolition) – 22 Harbor Road

Motion to ratify all five items: moved by Steven Hollman; approved unanimously.

3. NEW BUSINESS

a. 2026 Board Election Procedures / Inspector of Election

Chris Redefer and Jeff Sellman reported on discussions with Bob Valihura (proposed independent Inspector of Election) regarding vote-counting arrangements for the Annual Meeting (Saturday). Having Valihura's paralegals count ballots on-site would cost approximately $3,000 more than prior years due to overtime rates. Valihura offered an alternative: he would oversee and certify the election while two independent community volunteers call out the tallies, at no additional cost. After discussion, the board agreed this approach was acceptable, with Michael Timmeny recusing himself as he is a candidate for election.

Moved by Felice Friedman, as modified by David Antonelli: Appoint Bob Valihura as independent Inspector of Election; authorize President Hoart to recruit two community volunteers unaffiliated with any candidate to assist under Valihura's oversight; proceed with same-day Saturday count if President Hoart determines the process can be conducted fairly — otherwise revert to Tuesday. President Hoart will consult with Valihura and all three candidates before finalizing.

Motion approved: 3 in favor (Hoart, Friedman, Antonelli), 1 abstention (Hollman), 1 recused (Timmeny).

b. Board Neutrality / General Proxy Voting (raised by Steven Hollman)

Steven Hollman moved that the board formally implement its existing neutrality position by adopting a new requirement that all general proxies (where the proxy-giver leaves the vote to the holder's discretion) be voted either as "present" or split evenly among all candidates. Board members noted this would be a departure from prior practice and that proxy-givers have the right to delegate their vote to the holder's judgment. They expressed a preference instead for encouraging community members to identify candidates on their proxies. Michael Timmeny recused himself from voting.

Motion failed: 1 in favor (Hollman), 3 opposed (Hoart, Friedman, Antonelli), 1 recused (Timmeny).

c. Candidate Forum by Zoom (raised by Steven Hollman)

Steven Hollman moved that the board host a neutral candidate forum by Zoom, giving each candidate an opportunity to present and answer questions. One member questioned whether this was the board's role, noting that candidate bios are distributed April 15th and candidates speak at the Annual Meeting. Others noted the board's own election procedures already permit a candidate meet-and-greet if all candidates agree. The motion was conditioned on unanimous candidate consent.

Moved by Steven Hollman: Host a Zoom candidate forum at a date to be determined, contingent on all three candidates agreeing to participate.

Motion approved (3 in favor Hoart, Friedman, Hollman); one opposed (Antonelli), 1 recused (Timmeny). President Hoart will confirm candidates' willingness.

d. Winter Storm Cleanup Update

Chris Redefer and Jeff Sellman reported that the North Shores cleanup is complete. Streets were cleared immediately after the storm; a tree vendor made three passes removing right-of-way debris. Nine property owners with remaining private-property debris were notified by email. Coordination with DelDot continues for the Farview/Ocean Drive corner. The board thanked Chris and Jeff for their response to the emergency.

e. Driveway Width / Infrastructure Cost Allocation (raised by Steven Hollman)

Steven Hollman moved to add a community discussion on driveway width rules and cost responsibility for infrastructure repair under driveways to the Annual Meeting agenda. Board members felt the item warranted further board-level research before going to the community, and asked Chris Redefer and Jeff Sellman to prepare a preliminary cost-allocation analysis for the board's review.

Motion failed: 1 in favor (Hollman), 4 opposed (Hoart, Friedman, Antonelli, Timmeny). President Hoart directed staff to prepare a preliminary analysis for the board.

4. COMMUNITY COMMENTS

Joan Churchill reported that two infrastructure repairs on the right of way in front of her property were handled by the association, including one instance where her gravel driveway was excavated to replace a drainage pipe and then restored at minimal cost.

Scott Becque asked where the new dune fence would be placed. Jeff Sellman explained it will be installed directly west of the 2023 fence to encourage continued dune growth without encroaching further onto the beach.

Tom Boyland thanked the board for its engaged discussion and encouraged keeping procedures simple and community-focused.

5. ADJOURNMENT

There being no further business, the meeting was adjourned by unanimous consent.

Respectfully submitted,

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Michael Timmeny, Secretary
North Shores Board of Governors, Inc.
Date: ________________________________